Davidson County DEEDWARR
Recvd: 04/17/17 11:14 3 pgs
Fees:18.00 Taxes:603.10
20170417-0036814

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $163,000.00 Affiant Subscribed and sworn to before me, this 12th day of April, 2017. Notary Public My commission expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Annrachel Valeriano **Bryan Valeriano**	CMG Mortgage, Inc.	**052130B41500CO**
3155 Penn Meade Way	3160 Crow Canyon Road Suite 400	
Nashville, TN 37214	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Cora S. Perolina, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Annrachel Valeriano and Bryan Valeriano, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 as shown on the Condominium Plat, River Glen, Planned Unit Development, Phase 6, as of record in Instrument No. 20050602-0062805 and a part of the Horizontal Property Regime for River Glen, a Horizontal Property Regime created under a Master Deed and By-Laws of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee to which River Glen Phase 6 is submitted by Declaration of Submission of record in Instrument No. 20050713-0081132 Register's Office for Davidson County, Tennessee to which references are hereby made for more complete and accurate descriptions.

Being the same property conveyed to Geronimo R. Perolina, husband and wife, Cora S. Perolina, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by Special Warranty Deed dated July 31, 2006, of record in Instrument No. 20060807-0096610, Register's Office for Davidson County, Tennessee. Geronimo R. Perolina conveyed his interest to Cora S. Perolina, by Quitclaim Deed dated July 2, 2010, of record in Instrument No. 20100818-0065242, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3155 Penn Meade Way, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

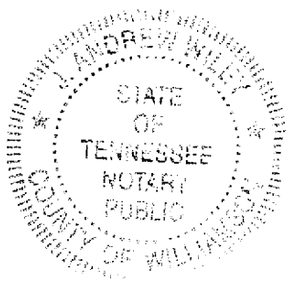
Witness my/our hand(s) this 12th day of April, 2017.

Cora S. Perolina

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Cora S. Perolina, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2017.



Notary Public

My Commission Expires: DEC 2 7 2017

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

